



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

APRIL 7, 2005

**PRESENT:** Fruit, Martin, Pyle

**ABSENT:** Cain, Kennett

**LATE:** None

**STAFF:** Associate Planner Tolentino, Senior Planner Linder

### REGULAR MEETING

Chairman Fruit called the meeting to order at 7:00pm.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

### MINUTES:

March 17, 2005

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO CONTINUE THE MINUTES TO THE APRIL 21 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** FRUIT, PYLE, MARTIN

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** CAIN, KENNETT

**OLD BUSINESS**

1. **SITE REVIEW, SR-05-01: DEWITT-LATALA:** A request for site, architectural, and landscape approval for a four unit single-family residential subdivision in the R1-12,000 RPD zoning district.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-014 WITH THE FOLLOWING MODIFICATIONS:** 1. Amend Other Condition "D" to require that the new fence along DeWitt Ave., is consistent with the existing fence on the adjacent development. 2. Delete Other Condition "E". 3. Relocate side yard fences away from chimney pop outs. 4. The clay chimney pots may be replaced if necessary. 5. Add a condition requiring the stone veneer be continued to the front entrance on the left side elevation of model 2816.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: CAIN, KENNETT**

**NEW BUSINESS**

2. **SITE REVIEW, SR-05-02: NATIVE DANCER-QUAIL MEADOWS:** A request for approval of landscape plans for a six-lot custom home single-family development located at the southwest corner of Santa Teresa Blvd and Native Dancer Dr. in a RE(40,000) zoning district.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-013 WITH THE FOLLOWING MODIFICATIONS:** 1. Change section 3 condition 1a. to require the layering of plant material in front of the wall, with the shortest groundcover in the front and tallest shrubs in the rear. Different shrub selections should also be used such as changing the Edward Goucher to a taller growing standard Abelia, or change the Correa to Escallonia or Ceanothus (Sierra Blue). The Mock Strawberry ground cover should also be changed to Myoporum, low growing Coprosma, or Cotoneaster. 2. The boulder size should be increased to a minimum of 3ft. diameter. 3. Delete section 3 conditions 1b and 1c.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: CAIN, KENNETT**

3. **SITE REVIEW, SR-05-03: JOHN WILSON-OAKWOOD COUNTRY SCHOOL:** A request for site, architectural and landscape plan approval for the construction of a new 17,000 sq. ft. classroom building, and 65-stall parking lot addition at the Oakwood Country School located at 105 John Wilson Way.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-012.  
THE MOTION PASSED BY A VOTE OF 3-0**

**AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: CAIN, KENNETT**

**ANNOUNCEMENTS:**

CPTED class set for April 27, 8-1 in the Police Department Briefing Room

**ADJOURNMENT:** Chairman Fruit adjourned the meeting at 7:54 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**

**Meeting Coordinator**